



73 Cranmere Avenue, The Wergs, Tettenhall, Wolverhampton, WV6 8TR

**BERRIMAN**  
**EATON**

# 73 Cranmere Avenue, The Wergs, Tettenhall, Wolverhampton, WV6 8TR

73 Cranmere Avenue is an excellent size, four double bedroom detached family home with an attractive frontage and a fully matured rear garden.

## LOCATION

Cranmere Avenue is a pleasant residential area situated between Woodthorne Road, Yew Tree Lane and Wergs Road which has considerable character because of the mix of types and styles of properties which were all originally built by the same builders but to designs by a number of different architects.

The shopping facilities in Tettenhall village, Codsall and at Perton are within convenient access, Wolverhampton City Centre is close at hand and is served by a bus route along Wergs Road and Tettenhall Road and there is a wide range of amenities and facilities in the area.

## DESCRIPTION

73 Cranmere Avenue offers well proportioned accommodation over two storeys with three reception rooms to the ground floor providing versatile accommodation, a dining kitchen and a laundry. There are four double bedrooms, all of which benefit from fitted furniture, and an en-suite shower room and a bathroom.

Externally there is ample off street parking to the front and a double garage along with a private garden to the rear.

## ACCOMMODATION

A large double glazed PORCH has a glazed wooden door opening into the HALL with a storage area under the stairs and a GUEST CLOAKROOM with a WC and wash basin. The LOUNGE has a double glazed bow window to the front, a double glazed patio doors to the rear and wiring for wall lights. The SITTING ROOM has a double glazed window to the front and coved ceiling. The DINING KITCHEN has a range of wall and base units with roll top working surfaces with tiled splash back and under counter lighting together with a coordinating long breakfast bar providing ample dining space, a four ring gas hob with filtration unit above, integrated fridge freezer and an electric oven. The DINING ROOM is a good size room with a double glazed window to the rear garden and the LAUNDRY has space for a washing machine, wall mounted Worcester Bosch boiler, a double glazed door to the garden and an internal door to the garage.

Stairs from the hall rise to the first floor landing with access to the loft and a linen cupboard with slatted shelf. The PRINCIPAL BEDROOM SUITE is a good size double room with a double glazed window to the front, a bank of fitted wardrobes and an EN-SUITE SHOWER ROOM with a tiled shower cubicle, vanity unit with sunken wash basin, cupboards, drawers, a WC and a double glazed window. There are THREE FURTHER DOUBLE BEDROOMS which all benefit from fitted furniture and the BATHROOM has a fitted Heritage suite including a bath, WC, pedestal wash basin, tiled floor and walls and a double glazed window.

## OUTSIDE

73 Cranmere Avenue sits behind a wide frontage and well back from the road with a DRIVEWAY laid in brick setts with an area of lawn to the side with planted borders. There is DOUBLE GARAGE with an electric elevating door, electric light and power and an internal door to the laundry.

There is gated side access over a wide path leading to the REAR GARDEN which benefits from fully matured shrubs to the borders surrounding the lawn, there is a paved entertainment terrace to the rear, a greenhouse and a shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND F – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Offers Around  
£625,000

EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**73 CRANMERE AVENUE  
TETTENHALL**

HOUSE: 179.9sq.m. 1937sq.ft.  
 GARAGE: 24.9sq.m. 268sq.ft.  
**TOTAL: 204.8sq.m. 2205sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



